



Situated in a rare and highly sought after location

Vicarage Grove, The Park, Great Barton, Bury St Edmunds, Suffolk, IP31 2SU

Freehold





4 bedrooms • Bathroom • 3 reception rooms • Study & cloakroom • Kitchen/breakfast room & utility/boiler room • 2 bed annexe • Garaging & store • About 1.14 acre

Local information

Vicarage Grove is situated in The Park in Great Barton a thriving and desirable village three miles north east of Bury St. Edmunds on the A143. Much of Great Barton is set in the former arboretum and estate of Barton Hall which was destroyed by fire in January 1914. Great Barton has a thriving community with a primary school, post office/stores, garage, off-licence and pub. The popular, vibrant market town of Bury St Edmunds lies close by with its recreational and cultural amenities including the Cathedral and the Theatre Royal, along with extensive shopping and entertainment facilities. The property has good access to the A14 with its links to Ipswich in the East and Cambridge & beyond to the West.

About this property

Vicarage Grove is a particularly well situated property set well back from the private lane offering a very quiet, secluded position. The property offers spacious accommodation over two floors giving an incoming purchaser the opportunity to make the most of the well-proportioned light and bright rooms. The hallway gives access to the sitting room which benefits from an open fireplace and French doors out onto the garden. The dining room, kitchen/breakfast room, utility and cloakroom are also accessed off the hall. There are four bedrooms and a bathroom on the first floor. Later additions

include a spacious reception room with a vaulted ceiling and parquet flooring along with an integral two bedroom annexe with a reception room, utility room and shower room.

Outside

The house is approached via a gravel drive with ample parking for numerous cars with the garaging situated along the western boundary. The gardens are south-west facing, partly walled and mainly laid to lawn at the rear of the property surrounded by well established trees which offer the property a high degree of privacy and seclusion. A terrace runs along the rear of the property, perfect for al fresco dining. There is a vegetable patch and a number of fruit trees including apple, plum and cherry. Beyond the gardens lies a copse.

Services

Mains water, electricity and drainage. Oil fired central heating.

Directions

From Bury St Edmunds, take the A143 towards Diss. On reaching Great Barton, take the first left to The Park and Vicarage Grove is the third driveway on the left in The Park.

Tenure

Freehold

Viewing

Strictly by appointment with Savills







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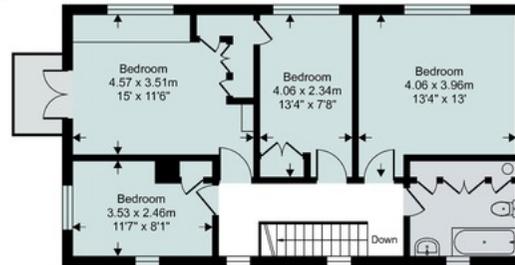
Approximate Area = 3189 sq ft / 296.2 sq m (includes garage)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

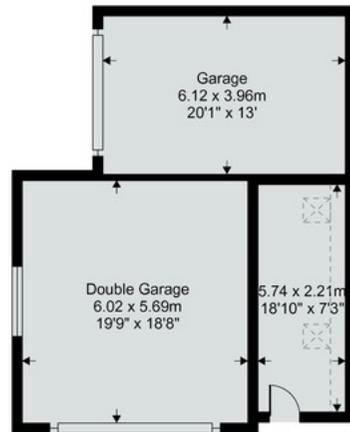
Outbuilding = 135 sq ft / 12.5 sq m

Total = 3347 sq ft / 310.9 sq m

For identification only - Not to scale



First floor



Outbuilding / Garage



Ground floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2020. Produced for Savills (UK) Limited. REF: 596878

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